

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
ALEXANDRIA DIVISION

In re)	
)	
LAURA SHABNAM JAVAD,)	
)	Case No. 25-10509-KHK
)	
Debtor.)	Chapter 7
_____)	
)	
CHARLES E. BENNETT and)	
MARY BENNETT,)	
)	
Movants,)	
)	
v.)	
)	
LAURA SHABNAM JAVAD,)	
)	
and)	
)	
DONALD F. KING, Trustee)	
)	
Respondents.)	
_____)	

ORDER GRANTING RELIEF FROM AUTOMATIC STAY

Upon consideration of the Motion of Charles and Mary Bennett for relief from the automatic stay (Docket #20), after proper service thereof, the Trustee having consented as indicated by the endorsement below, and there being no response from the Debtor, it is hereby

ORDERED that the automatic stay imposed by 11 U.S.C. §362(a) is modified to permit the movants and/or their successors and assigns to pursue their rights pursuant to the terms of the

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Counsel for Movants

parties' lease and Virginia law, to include the institution or continuation of Unlawful Detainer proceedings and/or any and all other steps necessary to obtain possession of the Property at 1645 International Drive, Apartment 312, McLean (Fairfax County) VA 22102.

DONE at Alexandria, Virginia, this ____ day of _____, 2025.

Apr 17 2025

/s/ Klinette H Kindred

United States Bankruptcy Judge

I ASK FOR THIS:

Entered On Docket: April 18, 2025

/s/Daniel M. Press
Daniel M. Press, VSB# 37123
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Counsel for Movant

SEEN AND NO OBJECTION:

/s/ Donald F. King
Donald F. King, Trustee

Copies to:
Debtor
Counsel for Movants
Trustee

Local Rule 9022-1 Certification

In accordance with Local Rule 9022-1, the foregoing proposed order has been endorsed by or served upon all necessary parties.

/s/ Daniel M. Press